

LEGAL DESCRIPTION:

TAX PARCEL 29050500400200

THAT PORTION OF THE GOVERNMENT LOT 6 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, CITY OF EVERETT BOUNDARY LINE ADJUSTMENT #BLA 06-006, ACCORDING TO THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606150685, AND RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606155008, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL 29050500400500

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, CITY OF EVERETT BOUNDARY LINE ADJUSTMENT #BLA 06-006, ACCORDING TO THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606150685, AND RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606155008, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL 29050500100600

THAT PORTION OF THE GOVERNMENT LOT 6 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3, CITY OF EVERETT BOUNDARY LINE ADJUSTMENT #BLA 06-006, ACCORDING TO THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606150685, AND RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 200606155008, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL 29050500100400

THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 00°56'44" WEST ALONG THE EAST LINE THEREOF TO THE EAST QUARTER CORNER OF SAID SECTION 5;
THENCE SOUTH 87°58'19" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 87°58'19" WEST 750.31 FEET TO THE EXTENDED WEST LINE OF THAT CERTAIN 15 ACRE TRACT DESCRIBED IN THE LEASE AGREEMENT RECORDED UNDER AUDITOR FILE NO. 1306013;
THENCE NORTH 00°10'18" WEST ALONG SAID EXTENDED WEST LINE 393.35 FEET TO THE SOUTHWEST CORNER OF SAID 15 ACRE TRACT;
THENCE CONTINUING NORTH 00°10'18" WEST 9.61 FEET TO THE NORTHERLY MARGIN OF A 60 FOOT WIDE EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITOR FILE NO. 2227751;
THENCE SOUTH 75°38'10" EAST ALONG SAID NORTHERLY MARGIN FOR 473.00 FEET;
THENCE NORTH 00°10'18" WEST 829.28 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE ON THE SOUTH BANK OF STEAMBOAT SLOUGH;
THENCE EASTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5;
THENCE SOUTH ALONG THE EAST LINE OF SAID GOVERNMENT LOT 5 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5 AND THE POINT OF BEGINNING.

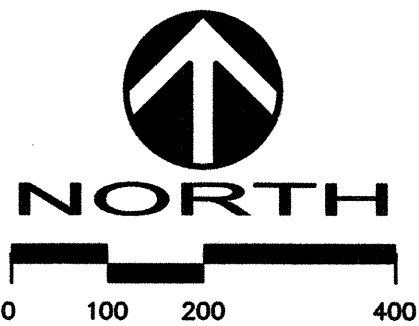
SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX PARCEL 29050500101300

THAT PORTION OF THE GOVERNMENT LOT 5 IN SECTION 5, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 00°56'44" WEST ALONG THE EAST LINE THEREOF TO THE EAST QUARTER CORNER OF SAID SECTION 5;
THENCE SOUTH 87°58'19" WEST ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5;
THENCE CONTINUING SOUTH 87°58'19" WEST 750.31 FEET TO THE EXTENDED WEST LINE OF THAT CERTAIN 15 ACRE TRACT DESCRIBED IN THE LEASE AGREEMENT RECORDED UNDER AUDITOR FILE NO. 1306013;
THENCE NORTH 00°10'18" WEST ALONG SAID EXTENDED WEST LINE 393.35 FEET TO THE SOUTHWEST CORNER OF SAID 15 ACRE TRACT;
THENCE CONTINUING NORTH 00°10'18" WEST 9.61 FEET TO THE NORTHERLY MARGIN OF A 60 FOOT WIDE EASEMENT ESTABLISHED BY INSTRUMENT RECORDED UNDER AUDITOR FILE NO. 2227751, AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 75°38'10" EAST ALONG SAID NORTHERLY MARGIN FOR 473.00 FEET;
THENCE NORTH 00°10'18" WEST 829.28 FEET, MORE OR LESS, TO THE LINE OF ORDINARY HIGH TIDE ON THE SOUTH BANK OF STEAMBOAT SLOUGH;
THENCE WESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE 485 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY EXTENDED WEST LINE OF SAID 15 ACRE TRACT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 00°10'18" EAST;
THENCE SOUTH 00°10'18" EAST TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



A PORTION OF SECTION 5, T 29 N, R 5 E, WM

LEGEND

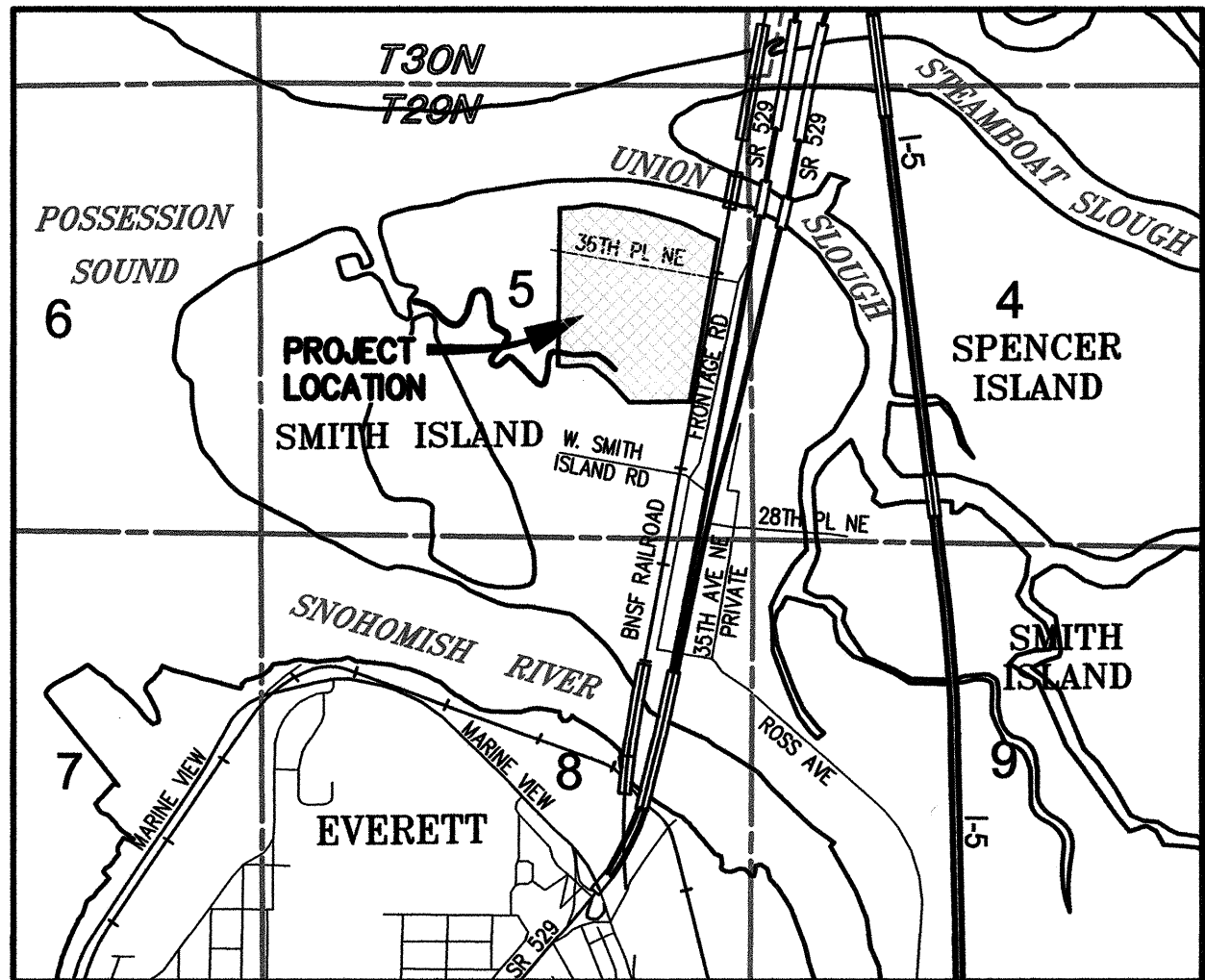
- EXISTING WETLANDS
- WETLAND TO BE FILLED
- WETLAND MITIGATION

OWNER / APPLICANT:

SMITH ISLAND TERMINAL, LLC
2903-B HEWITT AVENUE
EVERETT, WASHINGTON 98201
CONTACT: MARK WOLKEN
PH: 425.252.0320
E-MAIL: wolkenm@msn.com

ENGINEER / SURVEYOR:

DAVID EVANS & ASSOCIATES, INC
1620 W MARINE VIEW DRIVE, SUITE 200
EVERETT, WASHINGTON 98201
CONTACT: JACK MOLVER
PH: 425.405.1504
E-MAIL: jnm@deainc.com

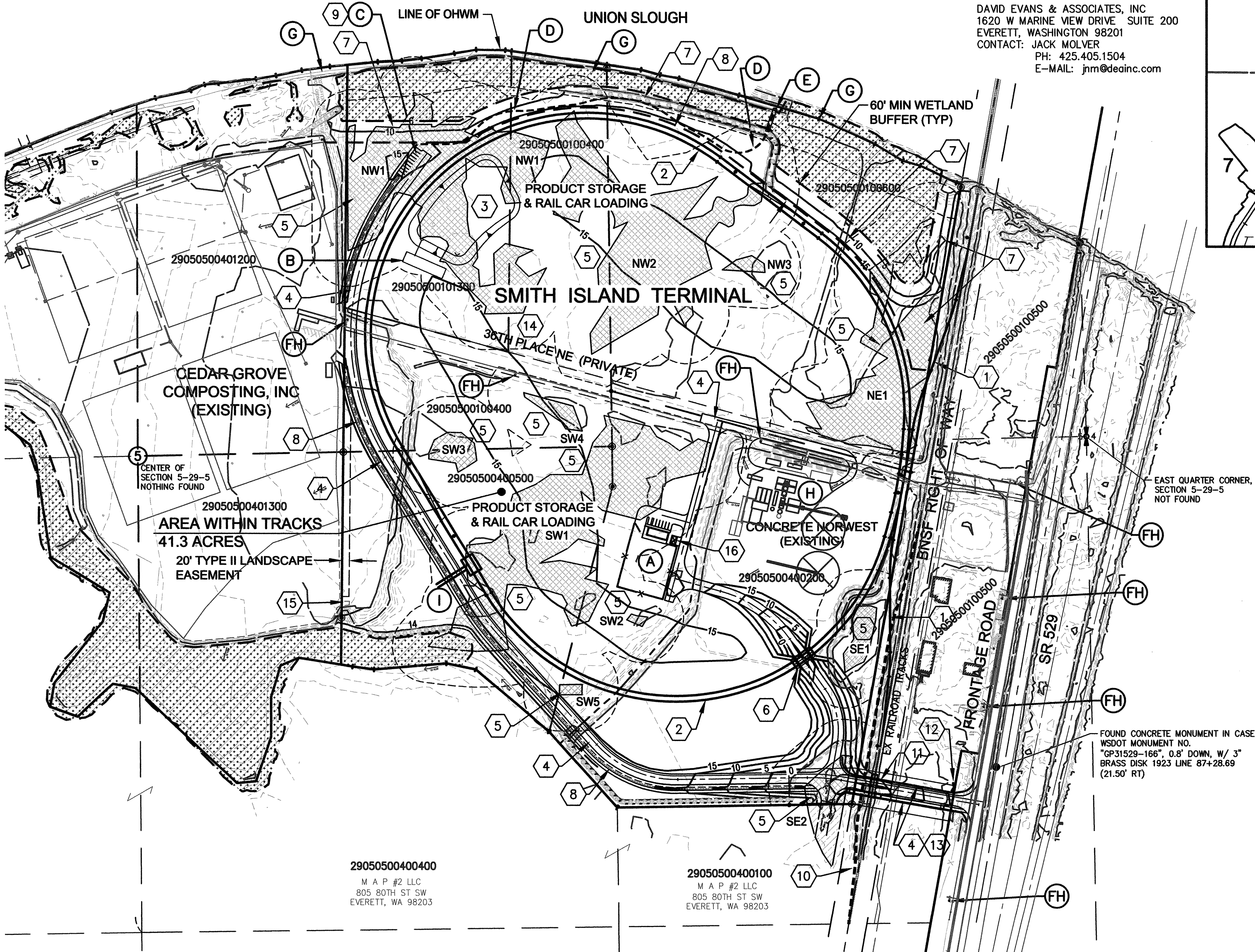


CONSTRUCTION NOTES

- PROPOSED RAILROAD MAIN LINE TURNOUT.
- PROPOSED RAILROAD SIDING LINE (2 TRACKS).
- PROPOSED STORMWATER DETENTION POND W/ MECHANICAL STORMWATER TREATMENT FACILITY
- PROPOSED ACCESS ROAD, FILTER MEDIA STRIP, BIOSWALE & PEDESTRIAN WALKWAY (SEE TYPICAL ROADWAY SECTION).
- FILL ALL OR PORTIONS OF EXISTING WETLANDS AND DITCHES.
- PROPOSED ACCESS ROAD UNDERPASS.
- BUFFER AREA TO BE PLANTED PER MITIGATION PLAN.
- INSTALL FILTER MEDIA STRIPS ALONG ROADWAY AND TRACKS TO MAINTAIN WATER QUALITY.
- PROPOSED PUBLIC SHORELINE ACCESS TRAILHEAD PARKING AREA - 9 SPACES, 9'x18'
1 ADA SPACES, 13'x18'
- TEMPORARY SHOOFLY TRACK TO ALLOW FOR BRIDGE CONSTRUCTION.
- NEW BALLAST CAST BRIDGE BY BNSF AT SMITH ISLAND TERMINAL LLC EXPENSE.
- "SMITH ISLAND TERMINAL" MONUMENT SIGN, 12'Lx6'H.
- CONCRETE RETAINING WALLS, MAX HGT 12 FT.
- EXISTING ACCESS TO CEDAR GROVE COMPOSTING TO BE ABANDONED.
- 30' WIDE ACCESS FOR CEDAR GROVE TO TRANSLOAD.
- 10'x20' DUMPSTER ENCLOSURE AT TERMINAL OFFICE BUILDING

FACILITIES LEGEND

- (A) TERMINAL OPERATIONS BUILDING INCLUDING PARKING & EQUIPMENT STORAGE.
FF ELEV = 16.0
COMMERCIAL COACH, 10'x60', 600 GSF
- (B) MECHANICAL WATER QUALITY FACILITY.
MODULAR BUILDING SIZE - TBD
FF ELEV = 16.0
- (C) PUBLIC ACCESS TRAILHEAD PARKING
FINISHED ELEV = 16.0
- (D) PROPOSED PUBLIC ACCESS PAVED WALKWAY
- (E) PROPOSED PUBLIC ACCESS FOOT BRIDGE TO EXISTING TRAIL
- (FH) EXISTING FIRE HYDRANT
- (G) EXISTING PUBLIC ACCESS PAVED TRAIL AT TOP OF DIKE.
- (H) EXISTING CONCRETE NOR'WEST READY MIX PLANT.
PREVIOUSLY PERMITTED, SMA #05-006 & SPU #05-012
- (I) LOAD/UNLOAD DOCK W/ CONVEYOR SYSTEM



SITE DATA:

SITE AREA: 67.95 ACRES

EX ZONING: M-2 UFFD

SIGN CATEGORY: C

PROPOSED LAND USE:
RAIL TERMINAL TO SUPPORT PRODUCT TRANSLOAD/STORAGE & PROCESSING

IMPERVIOUS SURFACING: 4.30 AC (6% OF SITE AREA)

PARKING ANALYSIS:
OFFICE USE - REQUIRED: 1 SP/400 SF
OFFICE AREA: 1100 SF = 3 SP (9'x18')
PARKING PROVIDED: 7 SP (INC 1 ADA, 13'x18')

VERTICAL DATUM:

DATUM: NAVD '88
MHHW ELEV = 9.06'

FLOOD INFORMATION:

100 YR FLOOD ELEVATION = 11.7 (NAVD 88)

EARTHWORK QUANTITIES:

OVERALL SITE = 67.95 ACRES
REQUIRED FILL - APPROXIMATELY 677,919 CY

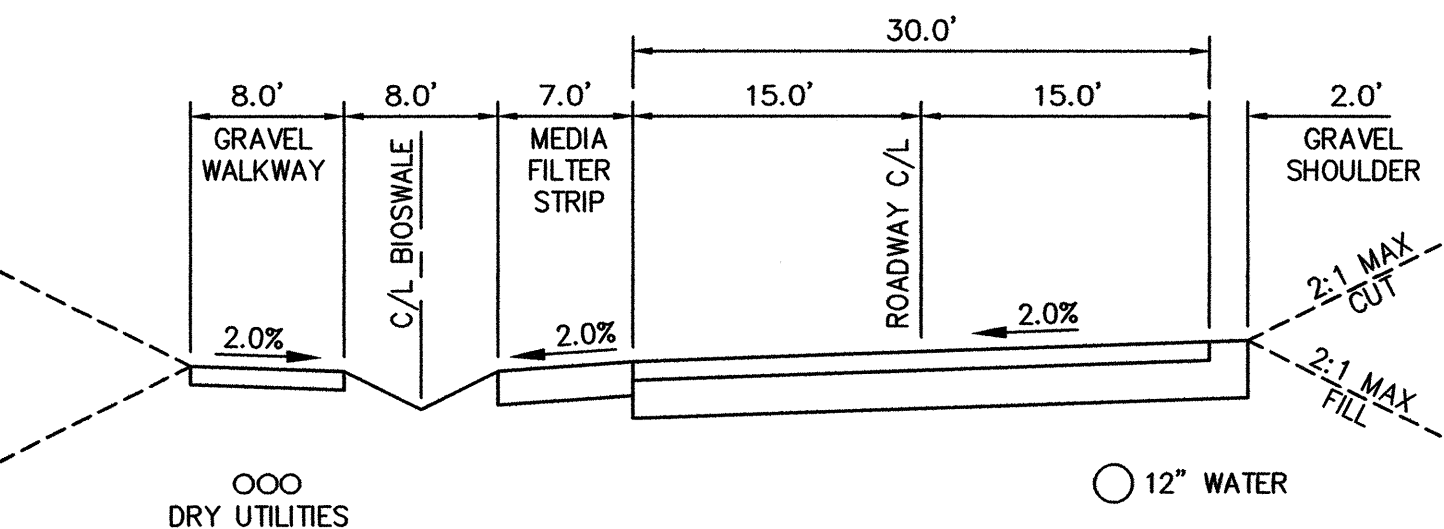
LANDSCAPE NOTES:

SITE LANDSCAPING SHALL CONFORM TO EMC CHPT 35 - INTERIOR TYPE II, 20 FT

ILLUMINATION NOTES:

WETLAND IMPACT

FEATURE	TOTAL AREA (ACRES)	AREA OF ALTERATION (ACRES)	
		FILL AREA	TIDAL CONVERSION
WETLAND NE1	2.01	1.85	0.16
WETLAND NW1	3.62	3.32	0.32
WETLAND NW2	3.10	3.10	0
WETLAND NW3	0.08	0.08	0
WETLAND SE1	0.23	0.23	0
WETLAND SE2	0.51	0.35	0
WETLAND SW1	3.99	3.85	0
WETLAND SW2	0.03	0.03	0
WETLAND SW3	0.22	0.22	0
WETLAND SW4	0.15	0.15	0
WETLAND SW5	0.04	0.04	0
TOTAL AREA OF IMPACT BY TYPE (ACRES)		13.22	0.48



TYPICAL ROADWAY SECTION
& UTILITY LOCATIONS

SCALE: 1" = 10'

SHORELINE SUBSTANTIAL DEVELOPMENT SITE PLAN

SMITH ISLAND TERMINAL

SMITH ISLAND LLC
EVERETT, WASHINGTON



**DAVID EVANS
& ASSOCIATES INC.**
1620 W. Marine View Drive, Suite 200
Everett Washington 98201
Phone: 425.259.4099

REVISIONS: APPD.

DATE: SEPT, 2014
DESIGN: JNM
DRAWN: CLK
CHECKED: JNS
REVISION NUMBER:

SCALE: 1"=200'

PROJECT NUMBER:
SMII00000001

DRAWING FILE:
Ec-SP-001-SMII0001.dwg

SHEET NO.

SP-1
OF 3

PFN 14-XXXX PS